



*70 Woodland View, Shorefield Country Park, SO41 0LH*

£35,500

**Mitchells**  
1963 — TODAY



*70 Woodland View  
Shorefield Country Park  
Downton  
Hampshire  
SO41 0LH*

An extremely well presented two bedroom caravan style holiday home which occupies a truly stunning position on the popular Shorefield Country Park. The property is south facing and offers unrivalled views over local farmland towards the Isle Of Wight. Other features of the property include an extended wrap around decking with a pleasant well maintained area of garden adjoining making an ideal private suntrap, two bedrooms with the ability to sleep up to six, a separate WC and a lovely open plan living arrangement.

- 12ft x 38ft
- License Length: 10 Years
- Site Fees: £6,700 pa
- Open Plan Kitchen/Living Area
- Two Bedrooms
- Shower Room
- En-Suite WC
- Two Allocated Parking Spaces
- Extended Wrap Around Decking



## The Property

Entrance door leading into the dual aspect kitchen area with a stunning southerly view over the open farmland, fully integral items comprising a fridge freezer, washing machine, electric oven, gas hob, cupboard housing the combination gas fired boiler, an excellent range of matching wood effect wall and base storage cupboards with a contrasting laminate worktop and tile effect vinyl flooring.

The lounge area enjoys a triple aspect with patio doors leading out onto the decking and a feature fireplace housing the living flame gas fire.

Main shower room with a double width walk in shower cubicle, a wall hung wash hand basin inset into vanity unit with storage under, low flush WC, ladder towel rail, window, tile effect vinyl flooring and an extractor fan.

Bedroom two is a generous twin with built in storage and a southerly aspect.

The master bedroom enjoys a southerly view, built in wardrobes and a en-suite WC with window.





## *Gardens & Grounds*

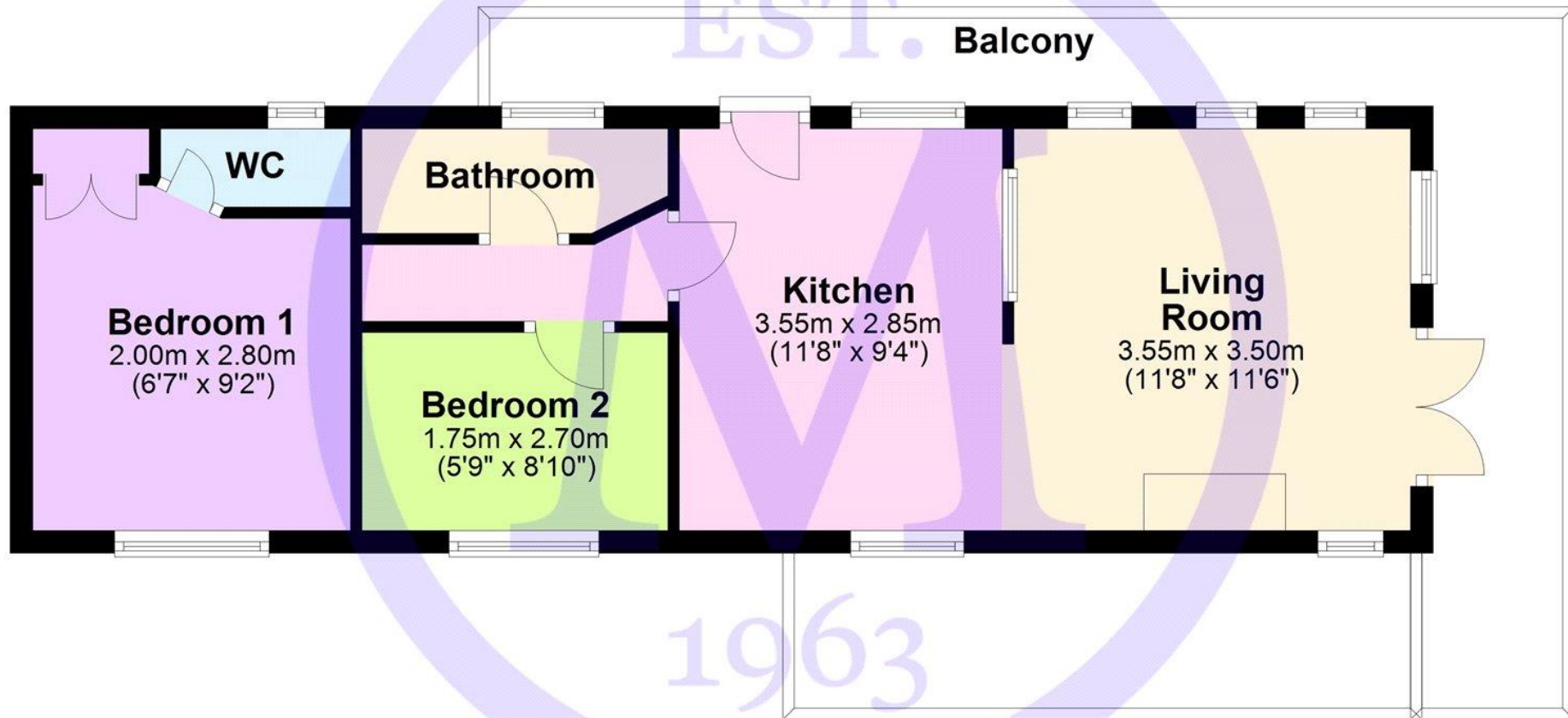
The property enjoys an elevated plot surrounded with grass and two allocated parking spaces. There is access to the right hand side of the caravan leading to a private area of garden which has been well landscaped and stocked with mature and colourful flowers and shrubs.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A

## Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 43.1 sq. metres (464.2 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.





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